

EVICTION NOTICE

3-DAY NOTICE TO QUIT FOR NON-COMPLIANCE

_____, 20____

To: _____

Rental Property: _____, City of _____, OH _____

YOU ARE CURRENTLY IN VIOLATION (of Section _____) OF THE LEASE AS FOLLOWS: _____

_____.

The violation is: (Check one)

Curable. Demand is made that you remedy the violation on or before _____, 20____ or the tenancy will be terminated and you must vacate the premises.

Incurable. The tenancy is hereby terminated and you must vacate the premises and deliver possession of the same to me on or before _____, 20____ at ____:____ AM/PM.

YOU ARE BEING ASKED TO REMEDY THE VIOLATION OR LEAVE THE PREMISES. IF YOU DO NOT REMEDY THE VIOLATION OR LEAVE, AN EVICTION ACTION MAY BE INITIATED AGAINST YOU. IF YOU ARE IN DOUBT REGARDING YOUR LEGAL RIGHTS AND OBLIGATIONS AS A TENANT, IT IS RECOMMENDED THAT YOU SEEK LEGAL ASSISTANCE.

THIS IS A: (Check one)

3 DAY NOTICE. (the minimum required by law)

_____ **DAY NOTICE.** (number of days stated in original lease agreement)

THIS NOTICE IS PROVIDED TO YOU IN ACCORDANCE WITH THE LEASE AND OHIO REVISED CODE §1923.04 NOTHING IN THIS NOTICE IS INTENDED OR SHALL BE CONSTRUED AS A WAIVER BY THE LANDLORD OF ANY RIGHTS OR REMEDIES THE LANDLORD MAY HAVE UNDER THE LEASE OR UNDER STATE OR FEDERAL LAW.

Landlord Signature

Date

Landlord Name: _____

Address: _____, City of _____, State of _____

Phone Number: _____

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury under the laws of the State of Ohio, that on _____, 20____, I served a true copy of the attached Notice of Termination in the following method:

Personal delivery to _____ at the following address: _____
_____.

Certified mail, return receipt requested to _____ at the following address: _____
_____.

Posted delivery at the following address: _____
_____.

Signed by: _____

Print Name: _____

Date: _____